



GENERAL TERMS AND CONDITIONS (GTC)

1. Scope of Application

These General Terms and Conditions apply exclusively in the version valid at the time of reservation and govern the contractual relationship between the tenant and the landlord. For reasons of simplicity and readability, the masculine form is used for all genders.

2. Prices & Payment Conditions

All prices shown on the website are in Swiss Francs (CHF) and include rent as well as electricity, water, and heating costs. Payments are accepted in CHF or EUR and must be transferred free of charge to the landlord. The landlord reserves the right to change prices at any time; however, the prices valid on the reservation date apply. Price adjustments may occur in cases of newly introduced or increased taxes, exchange rate changes, or obvious typographical errors.

3. Reservation and Contract

Reservation requests are free and non-binding. The contract becomes effective upon written confirmation or receipt of the agreed deposit. A deposit of 30% of the booking amount is due within 10 days of booking. Failure to comply entitles the landlord to cancel the booking.

4. Arrival and Departure

Arrival: 4:00 PM – 9:00 PM

Departure: by 10:00 AM

Any deviations must be communicated in advance.

5. Duty of Care and Damages

The tenant must treat the property and furnishings with care and report any damages immediately. Damages caused by improper use are at the tenant's expense. Unauthorized repairs are not permitted.

6. Cancellation & Changes

Cancellations or changes must be submitted in writing. Cancellation fees apply according to the following schedule:

- Up to 3 months before arrival: free of charge
- Up to 30 days before arrival: 30% of total booking price
- Up to 14 days before arrival: 50% of total booking price
- Late cancellations or no-shows: 100% of total booking price

In cases of force majeure, cancellations may occur and payments will be refunded as a voucher.

7. Miscellaneous

Insurance for the property is borne by the landlord; personal belongings are the tenant's responsibility. Subletting is not permitted. The apartment may only be occupied by the number of persons stated in the contract. Final cleaning includes standard cleaning only; excessive dirt or damage will be charged separately. Personal data is handled in accordance with legal data protection regulations.

8. Applicable Law and Jurisdiction

Swiss law applies exclusively. The place of jurisdiction is the location of the holiday property.